

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received AUG 19 1983
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic The Bond Building

and/or common The Bond Building

2. Location

street & number 1404 New York Avenue, N.W. n/a not for publication

city, town Washington n/a vicinity of Walter E. Fauntroy congressional district Delegate

state District of Columbia code 11 county n/a code 001

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<u>n/a</u> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name M.B. Associates

street & number 1120 Connecticut Avenue, N.W.

city, town Washington n/a vicinity of _____ state District of Columbia

5. Location of Legal Description

courthouse, registry of deeds, etc. Recorder of Deeds

street & number 6th and D Streets, N.W.

city, town Washington state District of Columbia

6. Representation in Existing Surveys

District of Columbia's
title Inventory of Historic Sites has this property been determined eligible? yes no

date September 18, 1980 federal state county local

depository for survey records Historic Preservation Division Department of Consumer and Regulatory Affairs

city, town Washington state District of Columbia

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance The following description was included in the application for the designation of the Bond Building as an Historic Landmark submitted to the Joint Committee on Landmarks by Don't Tear It Down, dated 12/31/79.

The Bond Building stands at the southwest corner of the intersection of New York Avenue and 14th Street, N.W. Since 1901, the seven-story office building has occupied a prominent corner in downtown Washington's business and financial district, only one block from the Treasury Building and two blocks from the White House.

Built of fireproof masonry, the building has vaults beneath the surface initially intended for a bank (Union Savings and Trust), insurance companies, and national trade associations.

The statuesque Beaux Arts office building rises ninety feet above the pavement; the angle of the intersection is dominated by the trapezoidal building plan. The two street elevations of the Bond Building are constructed of a beige brick laid up in stretcher bond with thin joints. The primary elevation along New York Avenue is eleven bays wide. At the corner is an additional bay which is curved. The architectural detailing of the building appears to be stone concrete, metal, and terra cotta. These materials are of light beige and cream colors. There is some discoloration of the brickwork and detailing due to air pollution, although not to the extent of obscuring the features of the building. The Bond Building are laid up in red brick and are utilitarian in character.

The building is divided horizontally into five stages by sill courses of varying projection, depth, scale, and detailing. The first stage is the first story; the second stage is the second story; the third stage is the third, fourth, and fifth stories, the fourth stage is the sixth and seventh stories; and the fifth and top stage is composed of the highly detailed entablature, projecting cornice, and surmounting balustrade. The New York Avenue elevation is symmetrically composed around the vertical axis of the central entrance. The nine central bays are composed in one field and are flanked at the extremes by single bays. The 14th Street elevation is similarly treated with six bays forming the central composition flanked at either end by a single bay. The curved corner is distinct from both elevations. The architectural description which follows is a reference to the New York Avenue elevation.

Except for later alterations to the first floor storefronts and entrances, the building exterior appears to be virtually intact from the time of its construction, as depicted in an early photograph. Originally, the first story was faced in marble panels with projecting metal framed and roofed, plate glass storefronts. Access to these stores was gained through deep-set doors with trabeated or semi-elliptical arched heads. Above the storefronts and entrances, a mezzanine story was marked by deep-set, small, rectangular windows. The main entrance of the New York Avenue elevation was emphasized by an entablature supported by pairs of columns on a high base. A balustrade stood on the entablature. The treatment

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8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input checked="" type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1901

Builder/Architect George S. Cooper - Architect

Statement of Significance (in one paragraph)

The Joint Committee on Landmarks has designated the Bond Building a Category III Landmark of importance which contributes significantly to the cultural heritage and visual beauty of the District of Columbia. Its design responds admirably to the unique qualities of the site, relating the important New York Avenue axis between Mount Vernon Square and the White House to the downtown commercial grid, and enhancing the Fourteenth Street entrance to the city. The Bond Building here effectively utilizes the opportunities afforded by the L'Enfant Plan in the actual development of the city of Washington as an urban place. While not a virtuoso piece of architecture, its design transmits a virtuoso vocabulary into the commercial fabric of the city. Carefully designed in the eclectic Beaux Arts style which dominated Washington architecture in the late nineteenth, early twentieth centuries, it relates to and complements other nearby individually designated Landmarks of the National Capital erected downtown during this period of expansive prosperity for the city, including the Willard Hotel, the Colorado Building and the Central Public Library. Its design by George S. Cooper, a prolific Washington architect who trained here in the offices of Gray and Page, Hornblower and Marshall and A.B. Mullett-contributes to a strongly developing tradition of Washington architecture which has imparted a unique architectural identity to the city.

The following history was included in the application for the designation of the Bond Building as an Historic Landmark submitted to the Joint Committee on Landmarks by Don't Tear It Down, dated 12/31/83.

The Bond Building, located on the southwest corner of 14th Street and New York Avenue, N.W., has been a pivotal structure in downtown Washington's business and financial district since it was constructed in 1901. The seven story Beaux Arts office building stands as a landmark to the prosperity and expansion of turn-of-the century Washington; over the years it has provided office space for former Senators, Congressmen, prominent attorneys and other professionals, and trade associations which have figured in the business life of the Capital city and the nation.

Planning for a high-rise office building on the site began in 1900, undertaken by the real estate firm of Davidson and Davidson. Descendants of John Davidson, an enterprising real estate speculator from the 1790's, H. Bradley and John C. Davidson completed business and law degrees at Columbian University (now the George Washington University) and entered into partnership in 1883. In 1900, the firm attracted the interest of Charles H. Bond, of the Boston firm of Waitt and Bond, cigar manufactures, as principal investor in the construction of a new office building at the corner of 14th Street and New York Avenue, N.W. On June 28, 1900, a building permit was issued: "Charles Bond and Davidson have permission to erect one seven story fireproof office, lot 18, square 223, on the

9. Major Bibliographical References

See attached list.

10. Geographical Data

Acreeage of nominated property approximately .26 acres

Quadrangle name Washington West, D.C.-MD-Va.

Quadrangle scale 1:2400

UMT References

A

1	8
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 Zone

3	2	3	7	4	10
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 Easting

4	3	0	7	3	2	10
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 Northing

B

--	--

 Zone

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 Easting

--	--	--	--	--	--

 Northing

C

--	--

 Zone

--	--	--	--

 Easting

--	--	--	--	--	--

 Northing

D

--	--

 Zone

--	--	--	--

 Easting

--	--	--	--	--	--

 Northing

E

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 Zone

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 Easting

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 Northing

F

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 Zone

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 Easting

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 Northing

G

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 Zone

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 Easting

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 Northing

H

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 Zone

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 Easting

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 Northing

Verbal boundary description and justification The nominated property occupies Lot 18 in Sqaure 223 in the northwest quadrant of the District of Columbia. The lot has a 156.95 foot frontage on New York Avenue, N.W., a 119 foot frontage on 14th Street, N.W. and is 11,554 square feet in area.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Tanya Beauchamp, Architectural Historian

organization Historic Preservation Division
Dept. of Consumer and Regulatory Affairs

date November 1980

street & number 1133 North Capitol Street, N.E.

telephone

city or town Washington,

state District of Columbia

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Carol B. Thompson

Director, Department of Consumer and Regulatory Affairs

title

date

7/19/83

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I hereby certify that this property is included in the National Register

J. Allene Byers
Keeper of the National Register

Entered in the
National Register

date

9/15/83

Attest:

date

Chief of Registration

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of the entrance bay of the 14th Street elevation is obscured in the historic photograph by trees, but there is some indication that a similar design was used. The storefronts on both elevations have been removed and replaced with contemporary construction of no significance. Beneath the recently applied superficial materials the heavy piers of the original design are still distinguishable, although the condition of the historic fabric remains undetermined. The tops of the arches and the keystones of flanking bays of the west half of the New York Avenue elevation are visible above the modified storefront presentation. The marble panels beneath the projecting sill course are apparent throughout the length of both elevations above the later storefronts. The alterations to the storefronts only slightly detract from the strong metropolitan early twentieth century character of the building.

The second stage and second story is faced with rusticated brickwork which is punctuated by pairs of deep-set windows under stone flat arches with attenuated keystones in the form of brackets. This stage is topped by the third story sill course which is denticulated and of a greater depth and projection than the second story sill course below.

The three stories of the third stage are vertically united by a colossal arcade. The arcade is the nine central bays with each bay defined by a wide pilaster on a base with a recessed panel in the shaft. Egg and dart molding runs along the panel edges and on the capitals. The heavy brick arches of the fifth floor shelter Diocletian windows. The center or entrance bay of this stage is emphasized. The third story center bay projects outward from the recessed panels of the arcade and is topped by a full entablature. In the frieze of the entablature, in bas-relief letters, are the words "Bond Building," flanked by rosettes. Beneath the entablature is a pair of deep-set windows flanked by cartouches. On the entablature are two pair of Doric half-round pilasters which flank the center pair of windows. The arch of the fifth story of this bay is emphasized with the keystone featuring a floral festoon and the spandrels covered with bas-relief wreaths and ribbons. The extreme bays of the fourth story have balustraded balconies on brackets.

The sixth story sill course marks the bottom of the fourth stage of two stories, sixth and seventh. This stage also has an arcade that spans the nine central bays, although the arcade is subordinate to the colossal Doric pilasters which extend from the sill course to the bottom of the next stage. The paired sixth story windows are surrounded by chambranles with bas-relief festoons above the trim and beneath the bracketed cornice which shelters the windows. The seventh story Diocletian windows are beneath the arches which are of a smaller scale than the stage below. Each arch features a keystone with festoon and the spandrels have bas-relief shells. The extreme flanking bays have windows surrounded by chambranle and headed by bracketed cornices.

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The fifth and top stage is composed of a massively scaled entablature. Above the architrave is the frieze which is decorated with festoons and wreaths in bas-relief over the nine central bays. Lions' heads top the extreme flanking bays. Above the frieze is a denticulated course and the large projecting cornice is supported on modillions with coffers in the cornice soffit. A balustraded parapet with pier bases at the bay divisions surmounts the building.

The curved corner is recessed back from the plane of the two long elevations and features window treatments of different character, although the several stages and dividing courses are maintained. The third story window is headed by a pediment on brackets; the fourth has a cornice on brackets; the fifth is elliptical in shape; the sixth has a cornice on brackets; and the seventh story window is circular and surrounded by a highly carved wreath. The frieze of the entablature is densely covered with festoons, wreaths and shells in bas-relief. At the top of the corner is a flagpole which has lost its top ornament.

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southwest corner, Fourteenth and New York Avenue." The foundation was to be Portland Cement with upper stories of brick and stone. The architect specified was George S. Cooper, and the estimated cost of the improvement, \$200,000.

George S. Cooper and the Davidson firm both had offices at 1413 G Street, just around the corner from the Bond Building site. Known as the Davidson Building, the five story commercial building had been designed by Cooper and completed in the spring of 1900. George Cooper was a Washington native, born in 1864 and educated in the District public schools. To prepare himself for a career in architecture, Cooper completed a private course of study, after which he apprenticed in several leading Washington firms of the time. He worked as a draftsman for four years with the firm of Gray & Page, and a total of eighteen months with Hornblower & Marshall and A.B. Mullett. The influence of these firms and of Cooper's at the turn-of-the-century played a formative role in shaping the appearance of Washington's commercial and residential character.

George S. Cooper reflects the Beaux Arts training of Hornblower & Marshall in his use of classical ornament to articulate the various and rich articulation of the angled facades create an architectural statement commanding admiration and respect. The design of the Bond Building is similar in Beaux Arts style to that of the Evening Star building at 11th Street and Pennsylvania Avenue, N.W., which was designed by Marsh & Peter, who had also been associates in the firm of Hornblower & Marshall before going out on their own. Cooper began his practice in 1888 and by the turn-of-the-century had a prosperous architectural firm.

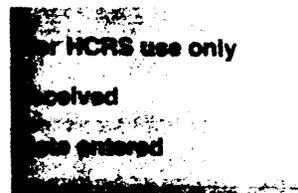
Collaborating with Cooper in the construction of the Bond Building was John H. Nolan. Also a Washington native, Nolan was born in 1861, educated at St. John's College in Annapolis, and apprenticed with Robert I. Fleming, a self-styled architect and builder responsible for such Washington landmarks as "Stewart's Castle," All Soul's Church, National Safe Deposit and Trust Company Building, and the Seaton and Sumner Schools. John Nolan learned his business well, and went on to become one of the leading builders in Washington at the turn-of-the-century.

Upon completion, the Bond Building was occupied by an impressive list of tenants, including 48 attorneys, 16 brokers and insurance agents, 8 insurance companies, 6 notaries public, 5 physicians, 2 newspapers, and the Union Savings Bank. Other offices in the seven story building were filled by various building contractors and manufacturing agents. Based on directory listings for 1903 through 1915, tenancy in the building remained relatively stable for a number of years.

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The prominence of Bond Building tenants is apparent in the number of listings in the 1908 American Biographical Directory, District of Columbia. The following representative examples clearly indicate that occupants of the Bond Building played an important role in the business and legal affairs of the city and the nation at large:

Adams, Richard C. Lawyer, representative of the Delaware Indians, office in Bond Building from 1903-1915.

Bennett, Claude Nathaniel. Founder and manager of the Congressional Information Bureau, Washington correspondent for the Atlanta Journal, private secretary to Hon. Hoke Smith, former Secretary of the Interior, appointed by President Cleveland to special commissions to the Indians in several Western states, office in Bond Building from 1903-

Brooks, Floyd Vernon. Physician, chief surgeon Chesapeake Beach Railway, office in Bond Building from 1903-1918.

Butler, Marion. Lawyer, North Carolina State Senator elected in 1890, author of Railroad Commission law, State President of the Farmers' Alliance (1891) and later President of the National Farmers' Alliance, elected United States Senator from North Carolina in 1895, senior partner in Butler & Vale with offices in the Bond Building from 1903-

Evans, Paul Warrington. Dentist, professor of dental ceramics at Georgetown University, office in Bond Building from 1903-1915.

Faris, George Washington. Lawyer, served as United States Congressman from Indiana for three terms, during latter two terms was chairman of the Committee on Manufactures, office in Bond Building from 1903-1908.

Kennedy, Crammond. Lawyer, educated in Edinburgh, Scotland, chaplain of the Seventy-ninth New York Regiment, in 1869 became editor and proprietor of the Church Union and established, with Henry Ward Beecher, the Christian Union, author of several books on religious and legal topics, office in Bond Building in 1908.

Matthews, William Baynham. Lawyer and author, in 1888 became editor and publisher of the National Domain, from 1892-96 attorney for the State of Idaho, in 1898-9 served as Washington attorney for the Rio Grande Western Railway Company, author of several law books still used (Matthew's Forms of Pleading, Guide for Executors and

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Administrators, Digest Land Decisions, Matthew's Guide),
office in Bond Building from 1903-

Mohun, Barry. Lawyer, two years with Coudert Brothers of New York, from 1900 member of the firm of McGowan, Serven & Mohun, author of Mohun on Warehousemen (1904), offices in Bond Building from 1903-

Ralston, Jackson H. Lawyer, senior partner in Ralston & Siddons, in 1892, elected president of the Board of Commissioners of Hyattsville, Maryland; in 1902, appointed American agent presenting the Pious Fund case before the Permanent Court of Arbitration at The Hague; in 1903, appointed umpire of the Italian-Venezuelan Mixed Claims Commission, author of numerous reports on international affairs, member of Cosmos Club, offices in Bond Building 1903-1908.

Robeson, William H. Lawyer, assistant attorney in the Department of Justice in charge of Indian depredations cases, private office in Bond Building from 1903-1915.

Siddons, Frederick Lincoln. Lawyer, instructor of law at the National University Law School, Commissioner on Uniform State Laws for the District of Columbia, former president of the Commercial Law League of America, director of the Washington Board of Trade, member of the Washington Chamber of Commerce, offices in Bond Building 1903-1908.

Thurston, John Mellen. Lawyer, ex-United States Senator from Nebraska, descendent of Puritan ancestors whose settlement dated from 1636, City attorney for Omaha in 1874, member of Nebraska legislature in 1875, chairman of the Republican National Convention in 1881 and 1896, assistant attorney of the Union Pacific Railway in 1877, general solicitor of the Union Pacific System in 1888, appointed U.S. Commissioner to the St. Louis Exposition in 1901, office in Bond Building from 1903-1909.

Vale, Josiah M. Lawyer, served as Division Chief in U.S. Treasury, first citizen of the United States to be admitted to the bar of the Supreme Court of the Philippine Islands, office in the Bond Building from 1903-1909.

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Van Dyke, Edmund W. Lawyer, secretary and director Red Dragon Seltzer Company, secretary to the chairman of the Committee on Military Affairs of the House of Representatives in 1889, attorney for Chesapeake and Potomac Telephone Company in 1900, private offices in the Bond Building from 1903-1909.

Walton, Clifford Stevens. Lawyer, served on several international law commissions, including controversies between the United States and Chile, Peru, Salvador, etc; major of U.S. Volunteer, 1898-99, author of The Civil Law in Spain and Spanish America, offices in the Bond Building from 1903-1909.

Institutional occupants of the Bond Building in the early years reflected the character of the adjacent downtown business and financial district concentrated along 15th Street, N.W. The Union Savings Bank maintained ground floor space in the Bond Building; upper floors were occupied by insurance companies such as Aetna Indemnity Company, Pacific Mutual Life Insurance Company, United States Casualty Company, and Equitable Life Assurance Company. The 1914 directory lists the National Child Labor Committee, the United States Legal Corporation, the U.S. Press Association, the Washington Real Estate Exchange, and the Christian Endeavor Union as tenants, among others.

By 1924, tenancy in the Bond Building had shifted somewhat, with national associations and local building tradesmen balancing the number of attorneys and brokers. Suite 410 was occupied by the Builders and Manufacturers Exchange of the District of Columbia, with 31 manufacturers' agents and tradesmen listed. Other tenants of national scope included the U.S. Legal Corporation, the Photographers Association of America, the Universal Service, Inc., news bureau housing seven papers (Seattle Post-Intelligence, New York American, Los Angeles Examiner, Chicago Herald-Examiner, etc.), and the National Democratic Committee.

In the 1930s the directories show many vacant offices, and the continued tenancy of the Builders and Manufacturers Exchange. By the 1940s, some Federal government offices had located in the Bond Building, including the U.S. Press Intelligence Division and the U.S. Bureau of Labor Statistics. Prominent individuals still held offices in the building, such as David Babp, listed from 1940-1948, who served as secretary of the Federation of Citizens Associations from 1923 to 1955 and won the Evening Star trophy for outstanding civic achievement in 1944.

In recent years, the Bond Building housed the Lacaze Gardner Business School, with various retail businesses occupying the storefronts along 14th Street and New York Avenue.

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Buildings by Cooper Listed in the 1903 Washington Post History

Commerical: *Bond Building at 14th and New York Avenue, "an office building second to none"
*Davidson Building at 1413 G Street, N.W. "another model structure of the of the same character" a store for F.M. Criswell at 7th and T, N.W.
a store for Dr. T.V. Hammond at 11th between F and G

Apartment Houses: "The handsomest in the city are the result of his genius."

*Westover, 16th and U, N.W.
*Gladstone, 1425 R Street, N.W.
*Hawarden, 1421 R Street, N.W.
Lafayette, 1607 7th Street, N.W.
Berwyn, 1925 14th Street, N.W.
Oregon, 1927 14th Street, N.W.
Helena, 1929 14th Street, N.W.
Onondaga, 149 R Street, N.E.
Oneida, 147 R Street, N.E.
Montrose, 1115 9th Street, N.W.
*Pebbleton, in Dupont Circle for Samuel Ross, 1747 Church Street, N.W. (1)
Analostan Flats, 1718 Corcoran N.W., for Colonel Truesdale

Rowhouses and Developments:

*Row on U between 14th and 15th for John H. Nolan
Block in Georgetown for F.M. Detweiller
3 houses on Wyoming Avenue, Washington Heights, for
F.L. Hanvey
4 houses on Columbia Road, for John Sherman
*Block at 19th and Kalorama Road, for John H. Nolan

Private Residences:

*John H. Nolan, Rhode Island between 14th and 15th
C.W. Simpson, Q between 13th and 14th
H. Bradley Davidson, Georgetown
John L. Weaver, Chevy Chase (a cottage)
L.I. Fristoe, Mt. Pleasant (a cottage)
Charles Erly, 21st and S

*denotes John H. Nolan as builder

(1) correction from original application submitted by Don't Tear It Down (the original located the Pebbleton in Georgetown)

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